

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S of Hollow Road, 200' N of  
Charles James Circle  
1st Election District  
1st Councilmanic District  
(713 Hollow Road)

Pamela D. Redfern  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-352-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Pamela D. Redfern, legal owner, of that property known as 713 Hollow Road in the Ellicott City area of Baltimore County. The Petitioner herein seeks relief from Sections 1B02.3.c.1 and 301.1.A and of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 15 ft. in lieu of the required 30 ft. for an open deck in a D.R.2 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

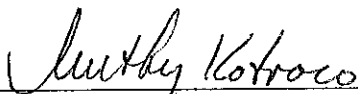
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

3/2/02  
R. J. Jenson

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of March, 2002, that a variance from Sections 1B02.3.c.1 and 301.1.A and of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 15 ft. in lieu of the required 30 ft. for an open deck in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

3/22/02  
H. Cameron



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 22, 2002

Ms. Pamela D. Redfern  
713 Hollow Road  
Ellicott City, Maryland 21043

Re: Petition for Administrative Variance  
Case No. 02-352-A  
Property: 713 Hollow Road

Dear Ms. Redfern:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 713 Hollow Rd.  
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1802.3c1 & 301.1 A to  
PERMIT A REAR YARD SE-BACK OF 15 FT. IN VIEW OF THE REAR  
30 FT. FOR AN OPEN DECK IN A DR-2 ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 02 day of February that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

## Legal Owner(s):

PAMELA D. REDFERN

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

## Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 02-352-A

REV 10/25/01

Reviewed By 8007

Date 02-22-02

Estimated Posting Date 03-03-02

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 713 HOLLOW ROAD  
City ELLCOTT CITY State MD Zip Code 21043

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

## UNIQUE SHAPE OF PROPERTY:

- WHILE PROPERTY IS NEARLY 3/4 ACRE, HOUSE/STRUCTURE SITS ON ABSOLUTE NARROWEST POINT OF PROPERTY.
- EXTREME STEEP GRADE PRESENTS UNIQUE CHALLENGE.

## HARDSHIP:

- AS OWNER I DESIRE BENEFIT OF ENJOYING OUTDOOR NATURAL ENVIRONMENT WITH MY FAMILY
- AS SUPPORTED BY PHOTOS, PROPERTY BORDERS TO WOODS IN REAR AFFORDING PRIVACY TO ME AS OWNER AS WELL AS TO REAR ADJACENT PROPERTY.
- NO OTHER POSITIONING OF PORCH WOULD ALLOW ME PRIVACY.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Pamela D. Redfern  
Signature

Signature

PAMELA D. REDFERN  
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of February, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Pamela D. Redfern  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Debra A. Murphy  
Notary Public

My Commission Expires

2/1/2004

# ZONING DESCRIPTION FOR 713 Hollow Road

"As recorded in Deed Liber 9122, Folio 765 and

BEGINNING FOR THE SAME at the southerly end of the first or South 40 degrees 39 minutes East 183.98 foot line of the Second parcel described in a Deed dated September 12, 1990 from Charles W. Reedy, Jr. and Paul Edwin Reedy, Personal Representatives of the Estate of Mary P. Reedy, deceased, to GYC Builders, Inc. and recorded among the Land Records of Baltimore County, Maryland in Liber No. 8604 at folio 761 thence binding on the second and third lines of said Second Parcel for the following two courses and distances, (1) North 26 degrees 23 minutes 31 seconds East, 97.10 feet; (2) South 47 degrees 13 minutes 30 seconds East, 148.18 feet to the easterly end of the fourth or North 57 3/4 degrees East 5 3/4 perch line of the Fourth Parcel of the aforementioned Deed recorded in Liber No. 8604, at folio 761; thence binding on the fifth and on a portion of the first line of said Fourth Parcel for the following two courses and distances, (3) South 54 degrees 28 minutes 47 seconds East 97.15 feet; (4) South 26 degrees 38 minutes 38 seconds West 20.24 feet, binding on the westerly side of Hollow Road; thence leaving said First line and Hollow Road and running for lines of division through the aforementioned Second and Fourth Parcels for the following three courses and distances, (5) North 54 degrees 28 minutes 47 seconds West, 101.54 feet; (6) North 47 degrees 13 minutes 30 seconds West 20.28 feet; (7) South 42 degrees 18 minutes 31 seconds West, 146.16 feet to a point on the eighth or North 40 degrees 39 minutes West, 423.22 foot line of the aforementioned Second Parcel, 160.44 feet from the beginning thereof; thence binding thereon (8) North 47 degrees 41 minutes 29 seconds West, 262.78 feet to the end thereof and to the beginning of the first or North 47 degrees 41 minutes 29 seconds West 1.49 foot line of a Quitclaim Deed dated July 30, 1990 from Charles L. Wagandt to Charles W. Reedy, Jr. and Paul E. Reedy, Personal Representatives of Mary P. Reedy, deceased, and recorded among the Land Records of Baltimore County in Liber No. 8604 at folio 751, thence binding on the first through the third lines of said Deed, for the following three courses and distances, (9) North 47 degrees 41 minutes 29 seconds west 1.49 feet; (10) North 24 degrees 21 minutes 16 seconds East 77.61 feet; (11) South 47 degrees 41 minutes 29 seconds East 1.85 feet to the beginning of the first line of the Second Parcel described in the aforementioned Deed recorded in Liber No. 8604, folio 761; thence binding on said first line, (12) South 47 degrees 41 minutes 29 seconds East, 183.98 feet to the point of beginning.

07-552-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

02-352-A

No. 10127

DATE 2/22/02 ACCOUNT R-001-006-6150  
AMOUNT \$ 50

RECEIVED  
FROM:

FOR:

Res. VAR (Adolla) \$50  
CTAL 50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

500A

PAID RECEIPT

PAYMENT ACTUAL TIME  
2/25/2002 2/22/2002 16:23:23

REF W805 CASHIER R806 LRB DRAWER 5  
>> RECEIPT # 252841 OFLN  
Det 5 528 ZONING VERIFICATION  
CR NO. 010127

Recpt Tot 50.00  
50.00 CK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 02-351-A

Petitioner/Developer: \_\_\_\_\_

PAM REDFERN

Date of Hearing/Closing: MAR. 18, 2002

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

# 713 HOLLOW ROAD

The sign(s) were posted on MAR. 1, 2002  
( Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)

**ZONING NOTICE**

**ADMINISTRATIVE VARIANCE**

CASE # 02-351A  
 TO PERMIT A DEAR YARD  
 SIDE YARD OF 15 FEET TO 11-12  
 OF THE REQUIRED 20-25 FEET  
 FOR A DECK

**PUBLIC HEARING ?**

THE CITY OF CHICAGO HAS THE HONOR TO  
 ANNOUNCE THAT THE CITY OF CHICAGO MAY  
 BE REQUIRED TO HOLD A PUBLIC HEARING CONCERNING  
 THE PROPOSED VARIANCE. THE PUBLIC HEARING  
 WILL BE HELD AT THE CITY OF CHICAGO  
 PLANNING DEPARTMENT, 121 N. LAKE STREET, 11TH FLOOR  
 CHICAGO, ILLINOIS 60602-1111. THE PUBLIC HEARING  
 WILL BE HELD ON WEDNESDAY, JANUARY 12, 2002 AT 10:00 AM.  
 THE PUBLIC HEARING WILL BE OPEN TO THE PUBLIC AND  
 ANYONE INTERESTED IN THE PROPOSED VARIANCE  
 SHOULD ATTEND THE PUBLIC HEARING. THE PUBLIC HEARING  
 WILL BE HELD IN THE CITY OF CHICAGO PLANNING DEPARTMENT  
 AT 121 N. LAKE STREET, 11TH FLOOR, CHICAGO, ILLINOIS 60602-1111.  
 THE PUBLIC HEARING WILL BE HELD ON WEDNESDAY, JANUARY 12, 2002 AT 10:00 AM.



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number:

Petitioner:

Address or Location:

02-352-A

~~02-351-A~~

PAMELA REDFEARN

713 HOWARD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

PAMELA REDFEARN

713 HOWARD RD.

ELLICOTT CITY MD 21043

Telephone Number:

410-4995-6363  
410-461-6562

Revised 2/20/98 - SCJ

02-352-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 352 -A Address 713 Howlow Rd.

Contact Person: SOHN R ALEXANDER Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 02-22-02 Posting Date: 03-03-02 Closing Date: 03-18-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 02- 352 -A Address 713 Howlow Rd.

Petitioner's Name \_\_\_\_\_ Telephone 410-995-6363  
410-461-6562

Posting Date: 03-03-02 Closing Date: 03-18-02

Wording for Sign: To Permit A REAR YARD SETBACK OF 15 FT. IN  
VIEW OF THE REQUIRED 26.25 FT. FROM AN OPEN  
DECK.

WCR - Revised 6/28/00



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 18, 2002

Ms. Pamela D Redfern  
713 Hollow Road  
Ellicott City MD 21043

Dear Ms. Redfern:

RE: Case Number: 02-352-A, 713 Hollow Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 02-22-02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDT  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel


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**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** April 9, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for March 11, 2002  
Item Nos. 333, 350, 351, (352), 353,  
354, 355, 356, 358 and 359

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

March 12, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: Michael E. Harris - 344  
Frederick L. Matusky - 350  
Pamela D. Redfery - 352  
Thomas M. Goins - 353  
Joseph W. Schmitz, Jr. - 354  
Harold C. Green - 356

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No: 344, 350, 352, 353, 354, 356

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/HBT*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: 352 NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

333, 344, 350-355, 358, 359

Waiting on AG Comments for #356

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** March 11, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

MAR 11 2002

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 02-352**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: \_\_\_\_\_

*Mark A. Cunningham*

Section Chief: \_\_\_\_\_

*Jeffrey W. Long*

AFK/LL:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3.8.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 352 JRA

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

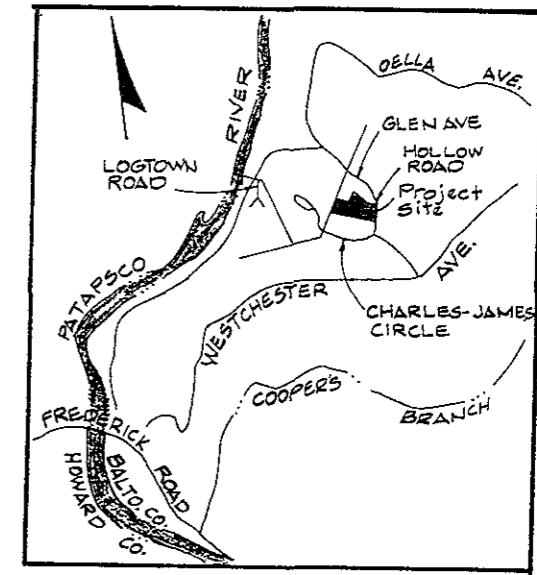
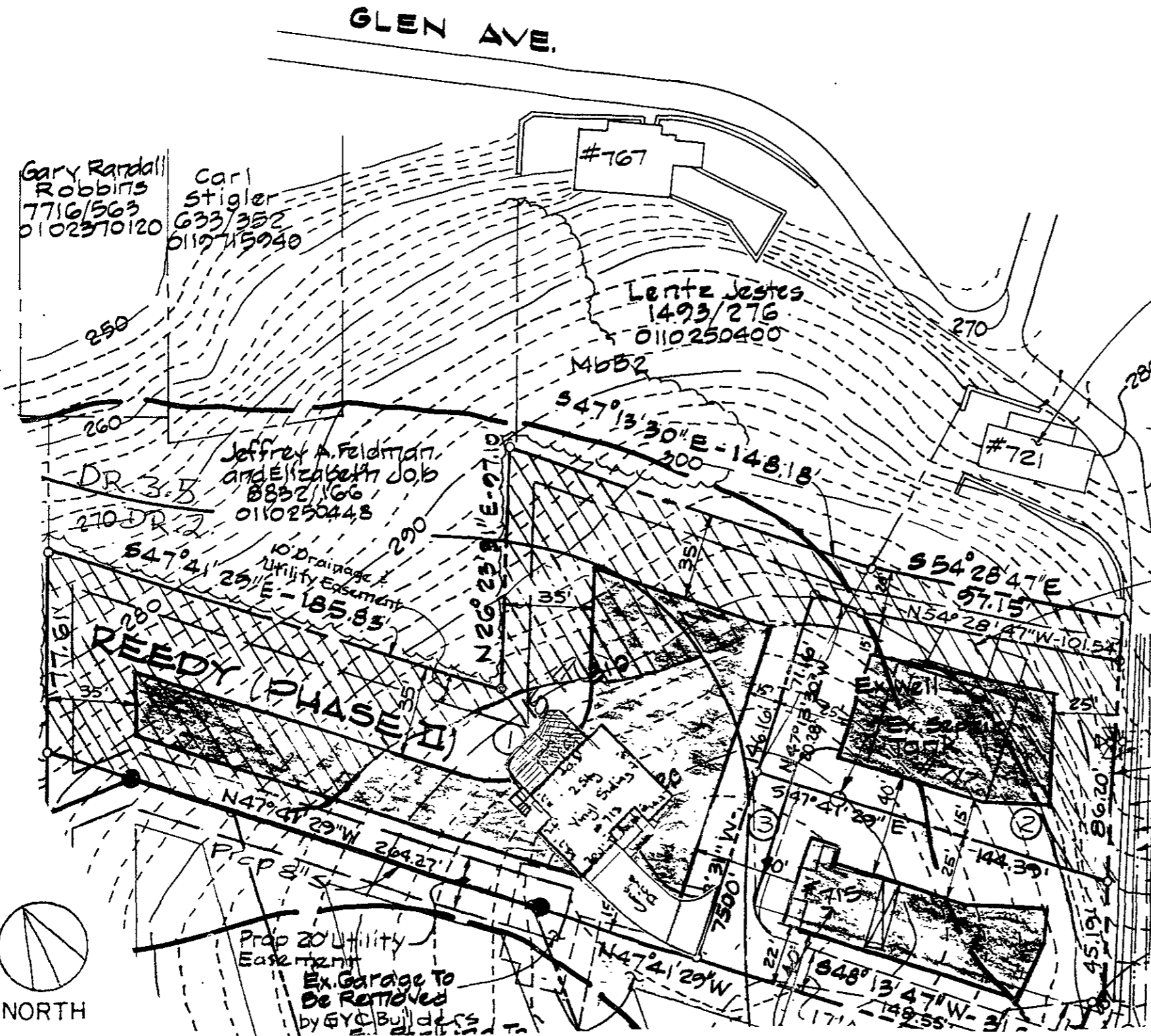
PROPERTY ADDRESS 713 Hollow Rd.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Reedy Minor Subdivision 91-132-M.

PLAT BOOK #      FOLIO #      LOT # 1 SECTION #     

OWNER PAMELA D. REDFERN



VICINITY MAP  
SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # SW 3 I

ZONING DR 2 / DR 3.5

LOT SIZE .75

ACREAGE

SQUARE FEET

	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

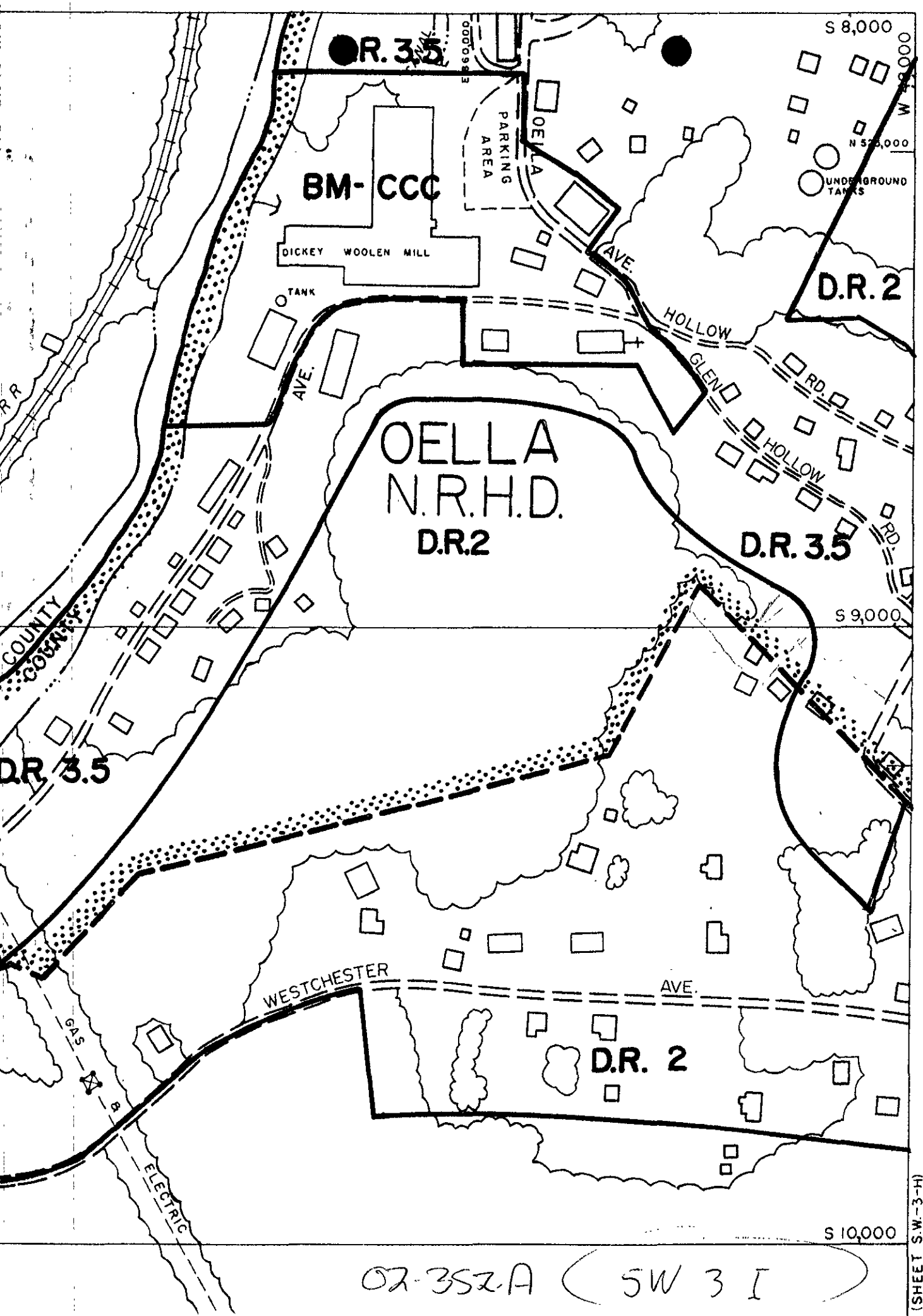
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/ BUILDING	<input type="checkbox"/>	<input type="checkbox"/>
PRIOR ZONING HEARING	<input type="checkbox"/>	<input type="checkbox"/>

## ZONING OFFICE USE ONLY

REVIEWED BY      ITEM #      CASE #     

PREPARED BY     

SCALE OF DRAWING: 1" = 50 FT



R. 3.5

BM-CCC

DICKY WOOLLEN MILL

PARKING AREA

OELLA AVE.

AVE.

HOLLOW GLEN RD.

D.R. 2

OELLA  
N.R.H.D.  
D.R.2

D.R. 3.5

COUNTY  
COUNTY  
D.R. 3.5

WESTCHESTER AVE.

D.R. 2

ELECTRIC

GAS

S 8,000

N 525,000

S 9,000

S 10,000

02-352-A (SW 3 I)

(SHEET S.W.-3-H)

7716/563  
0102370120  
G33/332  
0112715240

500

Patricia Ann  
8495/67  
011810033

Lentz Jester  
1493/276  
0110250400

91-132-M  
90-418-11

Edward  
Hitegar  
7640/  
0103063

Jeffrey A. Felder 17  
and Elizabeth J. Dob  
8832/166  
0110250443

10' Driveway  
Utility Easement  
185.83'

REEDY (PHASE II)

M052  
347°13'30"E - 148.18'

S54°28'47"E  
97.15'

#70  
32' High  
Front

Ex Well  
Front  
Ex Septic  
Took

Ex. 1  
of B  
W/C #719

#718  
Shc #717

W/C #717  
S26°35'

Ex 8' W  
Ex 8' S  
Ex 2' G  
Ex SHC #15  
Ex 24' S

Ex Wall  
300

#714  
310

Prop 20' Utility  
Easement  
Ex. Car 10 To  
22' Easement  
By GYD 3  
E. F. 11/15  
88 22

REEDY (PHASE I)

16' Access  
Easement  
Ex. House To  
Remain  
Driveway  
Adjustment  
Easement

Ex 15' S.O.  
Paved Trash  
Collection Area  
Wider 4' x 12'

07-357-A



48-7090

# 1459

325216

4370 MONTGOMERY RD.  
ELLCOTT CITY, MD. 21043  
410 - 203 - 1210

LAST INITIAL <b>P</b>	LAST NAME <b>REDFERN</b>	FIRST NAME <b>PAM</b>	DAYTIME PHONE NO. <b>410 461-6562</b>
ADDRESS <b>713 Hollow Rd</b>		DATE <b>2-10-02</b>	
CITY <b>ELLCOTT CITY</b>	STATE <b>Md</b>	ZIP <b>21043</b>	
<b>2</b> FILM SIZE	110 <input type="checkbox"/>	35mm <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>
<b>3</b> FILM TYPE	COLOR PRINTS <input checked="" type="checkbox"/>		
SLIDES* <input type="checkbox"/>			B&W* <input type="checkbox"/>
*KODAK Picture Processing ONLY			

**4** **Kodak Picture**  
PROCESSINGThe most durable,  
sharpest pictures ever.**OR** **SAFEGWAY**  
FILM PROCESSING

• Exclusively On

• FREE Index Print  
• Date On Back**4" x 6"**  
**Pictures**  
Glossy only from 35mm

1 SET 2 SETS

☐ ☐**Advanced**  
**Photo System**☐ ☐

Enter Cassette ID Number

#

1 set or print quantity indicated on film. If ordering 2 sets Print Quantity  
Indicator will be disregarded. 4" glossy prints only

With All Color Rolls Processed You Get

**FREE** **AND** **FREE** **AND** **FREE**  
**2nd Set** **5x7** **Guaranteed**  
Of Prints Color Enlargement Overnight Service\*  
\*35mm only☒ **4" Double Prints**  
4" glossy prints from 35mm color print film.☐ **3" Double Prints**  
3" glossy prints from 35mm or 110 color  
print film. KODAK Picture Disk, Picture CD  
and Pictures Online not available. Allow 7  
days for 110 film.**5** ADD DIGIT  
Require  
From 35mm**Kodak**  
High-Speed  
with Internet  
**Kodak**  
Screen  
format ok

283 038

02/11

PROMO 232  
800949

046

**\$4.49**

2 94970 30449

**PICTURES ONLINE**

E-mail, share and order reprints from the Internet.

Via AOL  
You've Got  
Pictures!Via the Internet  
for Non-AOL members  
**KodakPhotoNet**  
2149L screen name or affix pre-printed label here. Must also  
L box above.

@AOL.com

INSTRUCTIONS below or If enclosing REPRINTS, ENLARGE-

44

IF NO BOX IS CHECKED YOU WILL RECEIVE 2 SETS OF SAFEGWAY 4" PRINTS.

9780



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C325216C



02-352-A

PERMIT PHOTOS FOR VARIANCE



STANDING ON NEIGHBOR'S  
BACK PORCH AT 715 HOLLOW ROAD  
LOOKING AT FRONT OF  
MY HOME ON  
713 HOLLOW ROAD  
AND SHARED DRIVEWAY

02.352-A



FRONT

713 HOLLOW ROAD

SHOWING SHARED DRIVEWAY

02-552-A



SHARED DRIVEWAY  
APPROACHING MY  
HOME AT  
713 HOLLOW ROAD

OK-352-A



STANDING ON  
FRONT PORCH OF  
713 HOLLOW ROAD

LOOKING AT BACK OF MY  
NEIGHBOR AT 715 HOLLOW RD.  
and to Right FRONT NEIGHBOR  
AT CHARLES JAMES

02:352-A



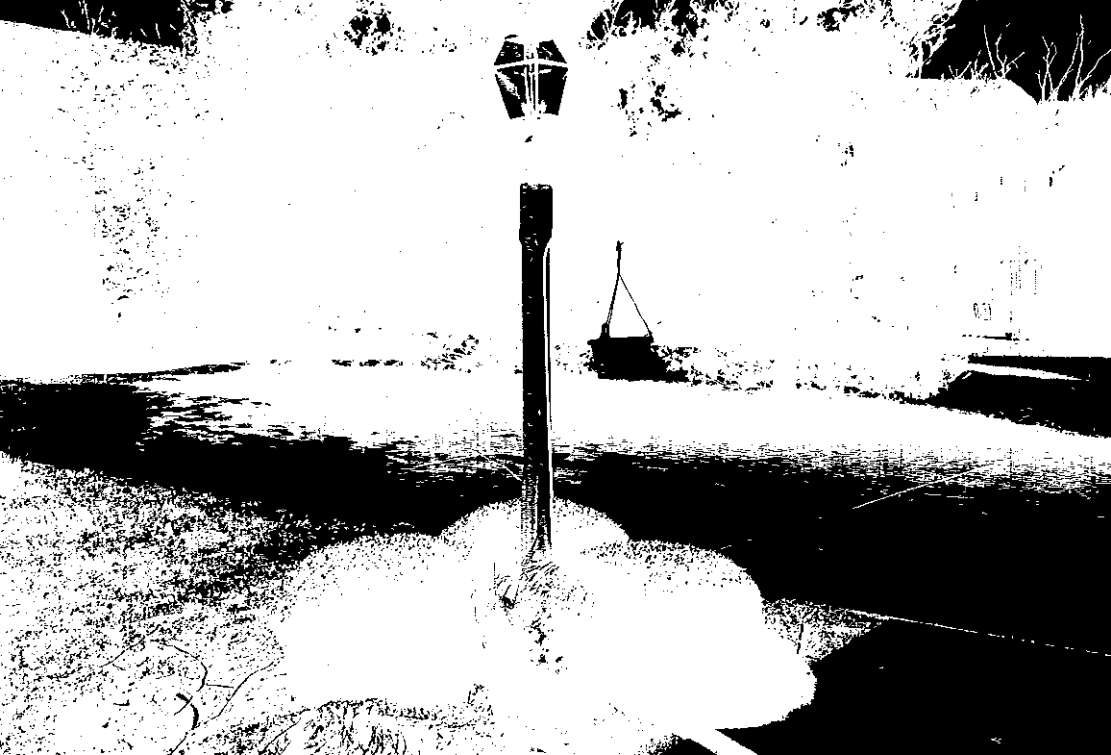
STANDING IN MY  
DRIVEWAY AT 713 HOLLOW ROAD  
LOOKING AT TREE IN  
MY FRONT YARD  
AND LOOKING AT  
FRONT NEIGHBORS  
AT 717 and 715 HOLLOW ROAD  
WHO SHARE DRIVEWAY  
WITH ME

02-352-A



STANDING AT REAR  
OF MY LAWN AT  
713 HOLLOW Rd  
LOOKING AT MY  
FRONT LEFT SIDE  
NEIGHBOR AT  
717 HOLLOW Rd  
WHO SHARES FRONT  
DRIVEWAY WITH ME

07.352.A



STANDING ON FRONT PORCH  
OF 713 HOLLOW ROAD  
LOOKING AT MY DRIVEWAY  
AND AT NEIGHBORS TO  
FRONT RIGHT ON  
CHARLES JAMES

02-352-A

Neighbor  
↓

Neighbor  
↓

&

Neighbor  
↓



STANDING AT REAR  
CORNER OF MY HOME  
LOOKING TOWARD  
FRONT, SIDE NEIGHBORS  
ON CHARLES JAMES

02-352.A

713 HOLLOW RD



Neighbor  
Here

Neighbor CHARLES  
ON JAMES





TIMBER POINT  
TOWN HOMES ON CHARLES JAMES  
TO SIDE OF CIRCLE  
713 HOLLOW ROAD

TAKEN FROM MY HOME  
AT 713 HOLLOW ROAD OR-352.F



TAKEN FROM REAR  
CORNER OF MY HOME  
AT 713 HOLLOW ROAD  
LOOKING AT TIMBER POINT  
TOWNHOMES ON CHARLES JAMES  
TO SIDE AND  
TOWARD SIDE REAR

02 352-17



STANDING AGAINST  
BACK WALL OF MY  
HOME LOOKING TOWARD  
ADJACENT REAR

LAWN HAS VERY STEEP GRADE

AT  
713 Hollow Rd

02-352-A



STANDING AT BACK CORNER  
OF MY HOME (713 Hollow Rd)  
LOOKING TO REAR SIDE  
TOWARDS GLEN HOLLOW

02-352-A



STANDING AT BACK CORNER  
OF MY HOME AT 713 HOLLOW RD  
LOOKING TO REAR SIDE  
TOWARDS GLEN HOLLOW

02-352-17



SIDE VIEW OF  
REAR AT NARROWEST  
POINT

OF

713 HOLLOW ROAD

02-357.17